

AGENDA

BOARD OF DIRECTORS

Stephen C. Padilla, Chairman

Steve Castaneda

Patricia Chavez

Paul Desrochers

Chris Lewis

John McCann

Doug Paul

Jerry Rindone

Christopher Rooney

OFFICERS

Jim Thomson, Interim CEO

Maria Kachadoorian, CFO

Ann Moore, General Counsel

Dana M. Smith, Secretary

REGULAR MEETING OF THE CHULA VISTA REDEVELOPMENT CORPORATION (CVRC) AND REDEVELOPMENT AGENCY AND ADJOURNED REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA

Thursday, October 26, 2006, 4:00 p.m.

COUNCIL CHAMBERS
276 FOURTH AVENUE
CHULA VISTA, CA 91910

CALL TO ORDER

CVRC ROLL CALL

Board Members Castaneda, Chavez, Desrochers, Lewis, McCann, Paul, Rindone, Rooney and Chairman Padilla

REDEVELOPMENT AGENCY ROLL CALL

Agency Members Castaneda, Chavez, McCann, Rindone, and Chair Padilla

CITY COUNCIL ROLL CALL

Council Members Castaneda, Chavez, McCann, Rindone, and Mayor Padilla

PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

CVRC AND REDEVELOPMENT AGENCY CONSENT CALENDAR

(Items 1 thru 3)

1. APPROVAL OF MINUTES

Staff Recommendation:

- a. That the **CVRC and Redevelopment Agency** approve the minutes of September 14, 2006, and October 5, 2006.
- b. That the **Redevelopment Agency** approve the minutes of July 25, 2006, August 1, 2006, August 22, 2006, September 19, 2006, September 26, 2006, and October 10, 2006.

2. WRITTEN COMMUNICATIONS

Memorandum from Patricia E. Chavez requesting an excused absence from the CVRC meeting of September 14, 2006.

Staff recommendation: *That the CVRC excuse the absence.*

3. CONSIDERATION OF THE DISSOLUTION OF THE TOWN CENTRE PROJECT AREA COMMITTEE (TCPAC) – (Continued from the meeting of September 14, 2006)

The Town Centre Project Area Committee (TCPAC) was established under the California Health and Safety Code, in 1976, when the Town Centre I Redevelopment Project Area was adopted. After the TCPAC's three-year, state-mandated term expired, the City Council and Redevelopment Agency maintained the TCPAC by local policy and redefined its role and functions as a broader, local advisory group that made recommendations on redevelopment projects in Town Centre I, in addition to acting as the Parking Place Commission for the Downtown Parking District. Recently, the Redevelopment Advisory Committee (RAC) was established through the Chula Vista Redevelopment Corporation (CVRC) and will serve as an advisory body that will have broad community representation and will provide recommendations to the CVRC on projects in all redevelopment project areas, including Town Centre I. To avoid multiple committees with similar functions, and to provide a clear and consistent process of public participation through the RAC, staff recommends the dissolution of the TCPAC.

Staff Recommendation:

*That the **City Council and Redevelopment Agency** adopt the following resolution:*

**JOINT RESOLUTION OF THE CITY COUNCIL AND REDEVELOPMENT AGENCY
OF THE CITY OF CHULA VISTA APPROVING THE DISSOLUTION OF THE
TOWN CENTRE I PROJECT AREA COMMITTEE**

PUBLIC COMMENTS

Persons speaking during Public Comments may address the Council, CVRC and/or RDA on any subject matter within the Council, CVRC and/or RDA's jurisdiction that is not listed as an item on the agenda. State law generally prohibits the Council, CVRC and/or RDA from taking action on any issue not included on the agenda, but, if appropriate, the Council, CVRC and/or RDA may schedule the topic for future discussion or refer the matter to staff. Comments are limited to three minutes.

ACTION ITEMS

The items listed in this section of the agenda will be considered individually and are expected to elicit discussion and deliberation. If you wish to speak on any item, please submit a completed "Request to Speak" form (available in the lobby) prior to the meeting.

4. CONSIDERATION OF APPROPRIATION OF REDEVELOPMENT AGENCY TAX INCREMENT FUNDS TO THE REDEVELOPMENT AGENCY'S LOW AND MODERATE HOUSING FUND FOR AGENCY PROPERTY LOCATED WITHIN THE LOWER SWEETWATER VALLEY

Section 33334.16 of the California Health and Safety Code stipulates that within five years from the date the Agency acquires real property using monies from the Low and Moderate Income Housing Fund, it shall initiate activities consistent with the development of affordable housing. In the event that development of the property for the intended purpose has not begun within the allowed timeframe, the Agency's Low and Moderate Income Housing Fund must be reimbursed for the expenditure less any costs that may be associated from the disposition of the property.

Staff Recommendation:

That the CVRC adopt the following resolution (4.a.):

- a. **RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION RECOMMENDING THAT THE CHULA VISTA REDEVELOPMENT AGENCY AUTHORIZE THE REPAYMENT OF THOSE LOW AND MODERATE INCOME HOUSING FUNDS USED TO ACQUIRE REAL PROPERTY WITHIN THE LOWER SWEETWATER VALLEY AREA FROM THE REDEVELOPMENT AGENCY'S MERGED PROJECT FUND IN THE AMOUNT OF \$290,687**

That the Redevelopment Agency adopt resolution (4.b.) – (4/5ths Vote Required):

- b. **RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA AUTHORIZING THE REPAYMENT OF THOSE LOW AND MODERATE INCOME HOUSING FUNDS USED TO ACQUIRE REAL PROPERTY WITHIN THE LOWER SWEETWATER VALLEY AREA FROM THE REDEVELOPMENT AGENCY'S MERGED PROJECT FUND IN THE AMOUNT OF \$290,687**

5. INFORMATIONAL REPORT REGARDING THE PREPARATION OF A PARKING MANAGEMENT STUDY AND SELECTION OF A PARKING CONSULTANT

Staff Recommendation: *This item is informational only. No action is required.*

6. CHIEF EXECUTIVE OFFICER'S REPORTS

7. CHAIRMAN'S REPORTS

8. DIRECTORS' COMMENTS

CLOSED SESSION

Announcements of actions taken in Closed Session shall be made available by noon on Friday following the CVRC and RDA meeting at the City Attorney's office in accordance with the Ralph M. Brown Act (Government Code 54957.7)

9. PUBLIC EMPLOYEE APPOINTMENT PURSUANT TO GOVERNMENT CODE 54957(b)

Executive Director of the Redevelopment Agency/CEO of the Chula Vista Redevelopment Corporation

10. CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE 54957.6

Designated representative: Agency Member/Director to be determined

Employee: Executive Director of the Redevelopment Agency/CEO of the CVRC

ADJOURNMENT

The **City Council** will adjourn to its regularly scheduled meeting on November 7, 2006, at 4:00 p.m.

The **Chula Vista Redevelopment Corporation and Redevelopment Agency** will adjourn their regularly scheduled meetings on November 9, 2006, at 6:00 p.m.

In compliance with the AMERICANS WITH DISABILITIES ACT

The Chula Vista Redevelopment Corporation requests individuals who require special accommodations to access, attend, and/or participate in a CVRC meeting, activity, or service request such accommodation at least forty-eight hours in advance for meetings and five days for scheduled services and activities. Please contact the Community Development Department for specific information at (619) 691-5047, or Telecommunications Devices for the Deaf (TDD) at (619) 585-5655. California Relay Service is also available for the hearing impaired.